

60 Southern Grove

An Exciting New Development with Housing Regeneration & Heritage Conservation at Its Heart

Welcome to our Second Public Exhibition

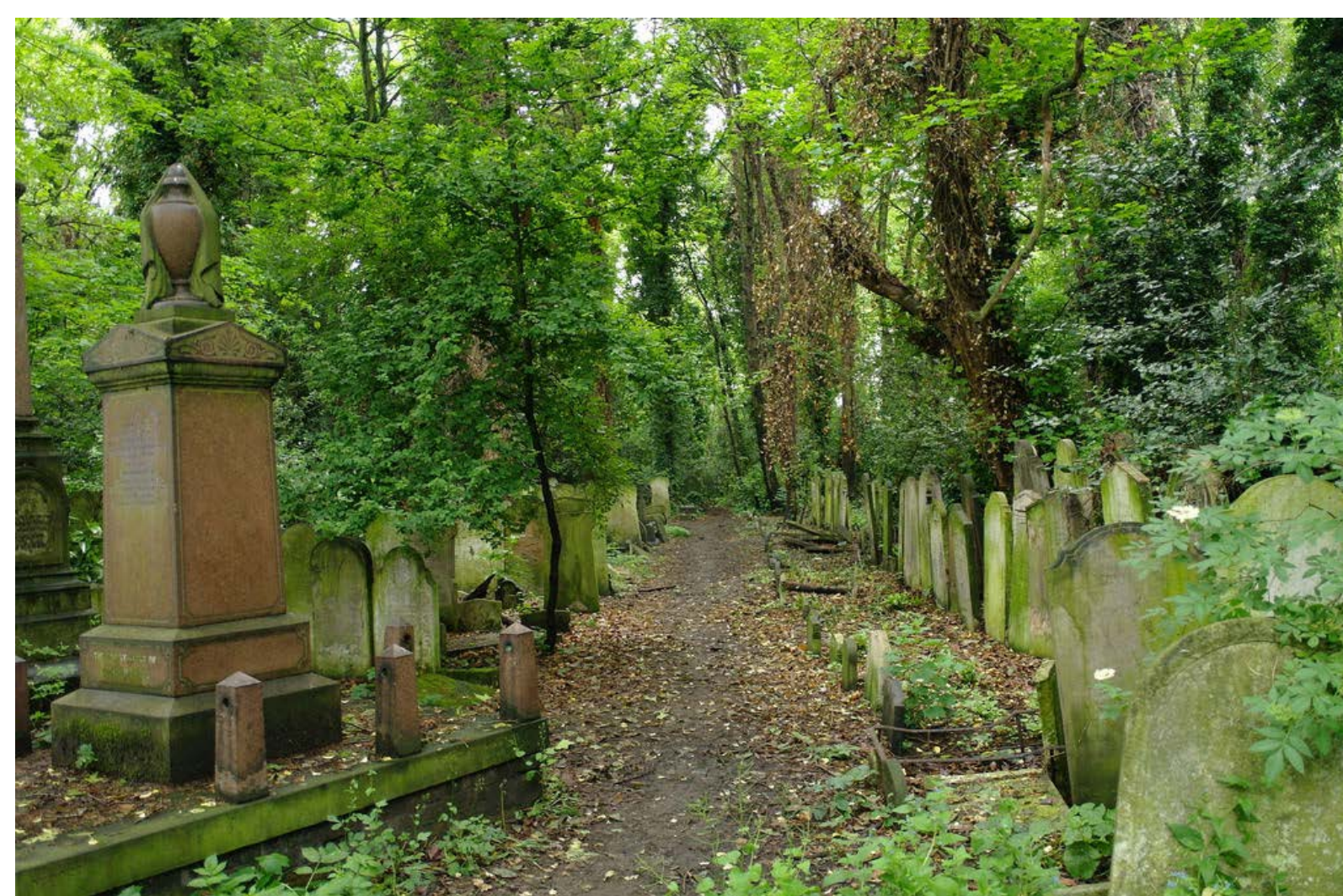
- Tower Hamlets Council have embarked on a new build programme to increase the supply of New Council Homes. Tower Hamlets has a severe shortage of affordable homes for rent for local people, with over 18,000 households on its waiting list. The Mayor is seeking to address this problem through the provision of 2,000 new Council Homes in the Borough.
- Tower Hamlets Council are also providing a number of private rented homes for market rent for local people under their wholly owned housing company to ensure that the scheme overall is viable.

Following this current exhibition:

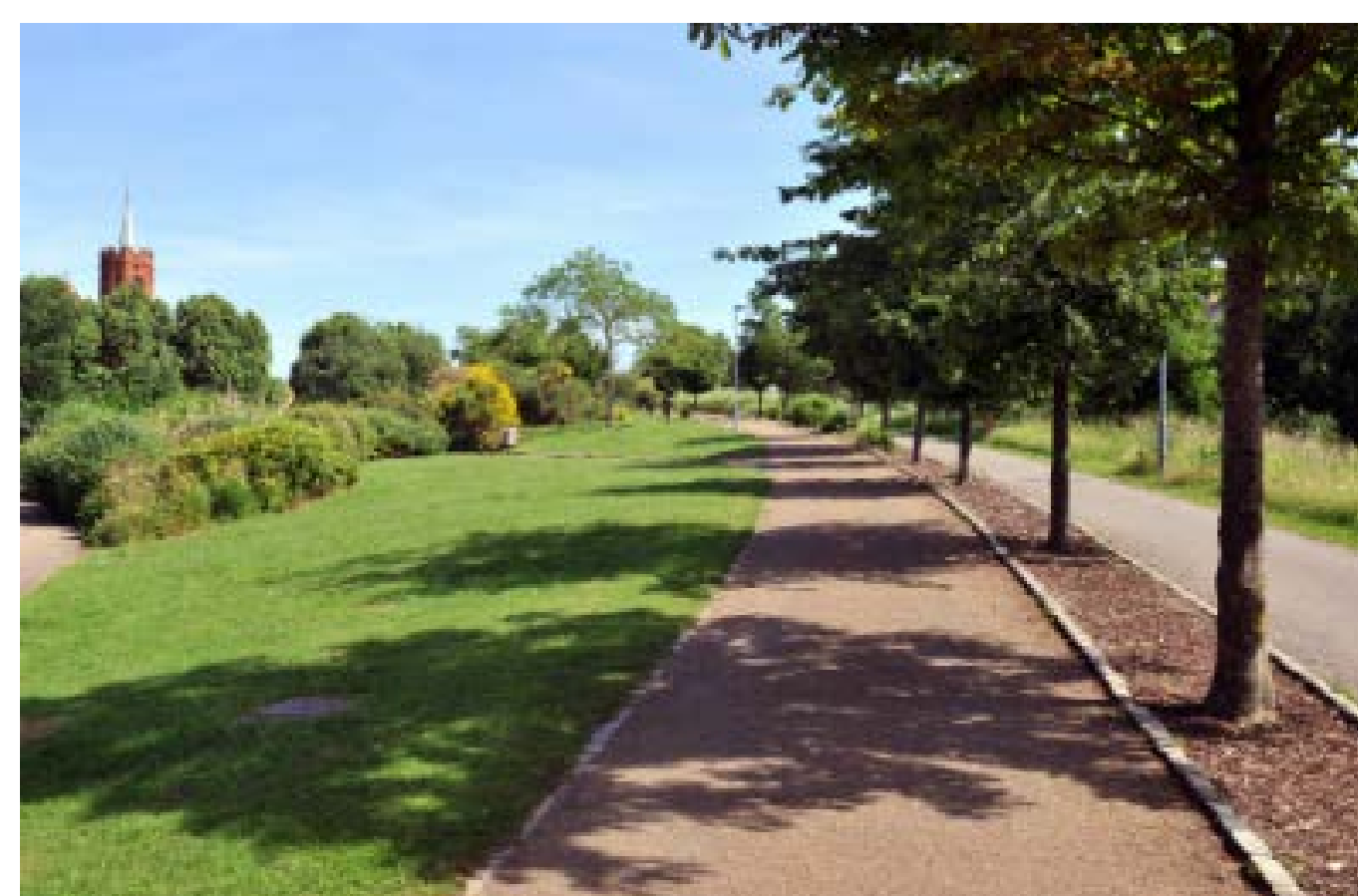
- a third public exhibition is proposed for February 2020;
- a planning application is targeted for March 2020



Site Location



Tower Hamlets Cemetery Park
Photo: Loz Pycock



Mile End Park



Mile End Road



60 Southern Grove

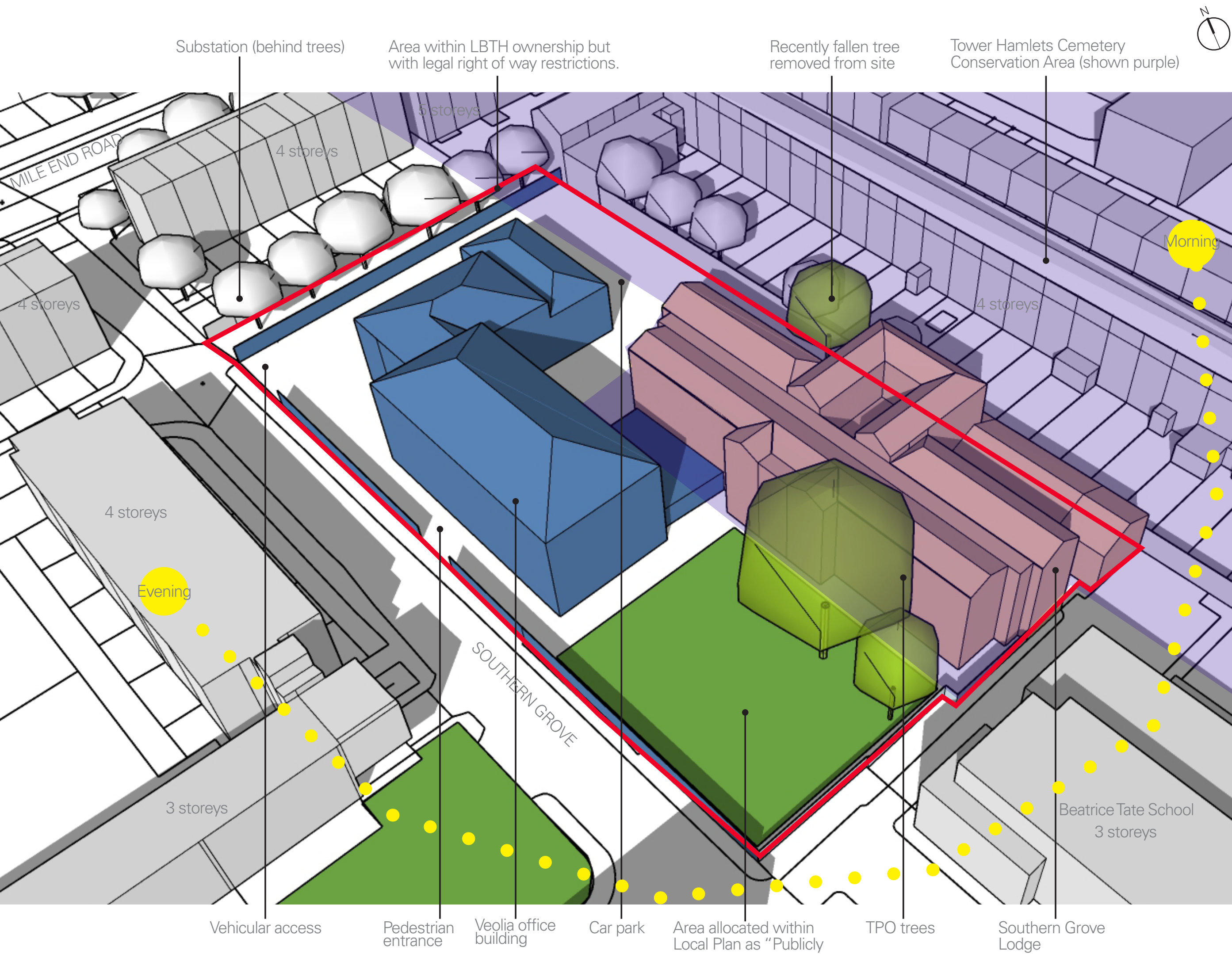
Existing Site

The site is bounded by Mile End Road to the north, Southern Grove to the west, Brokesley Street to the east and to the south by Beatrice Tate School, a special educational needs school for 11-19 year olds. The site is approximately 0.5ha in size, comprising of Southern Grove Lodge (the Victorian Workhouse) and Veolia Offices (the office block) both owned by LB Tower Hamlets.

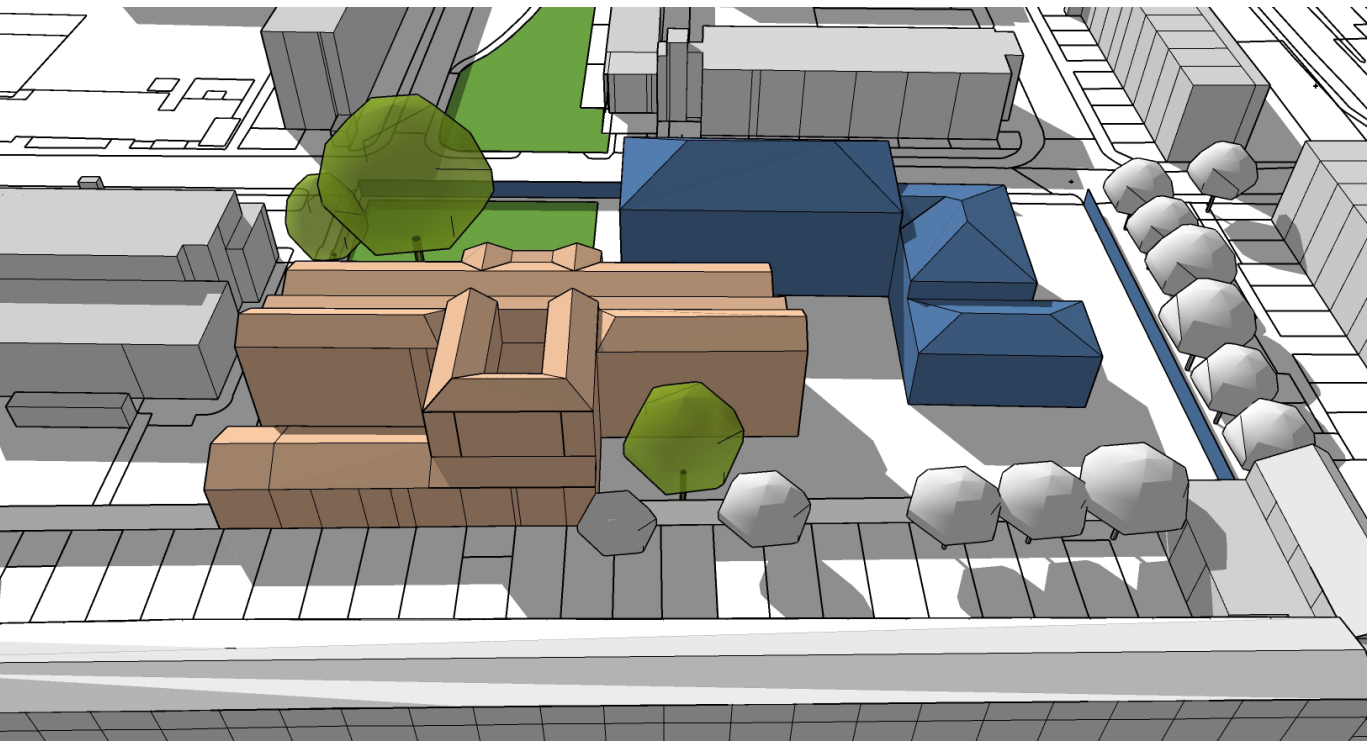
Other than a single-storey link to the office block, Southern Grove Lodge Workhouse is a detached building, consisting of three storeys with a twin-gabled central entrance block flanked by northern and southern wings. A low single-storey wing, running along the eastern boundary, originally housed the workhouse kitchen.

The workhouse, which has been unoccupied for a number of years, falls within the Tower Hamlets Cemetery Conservation Area.

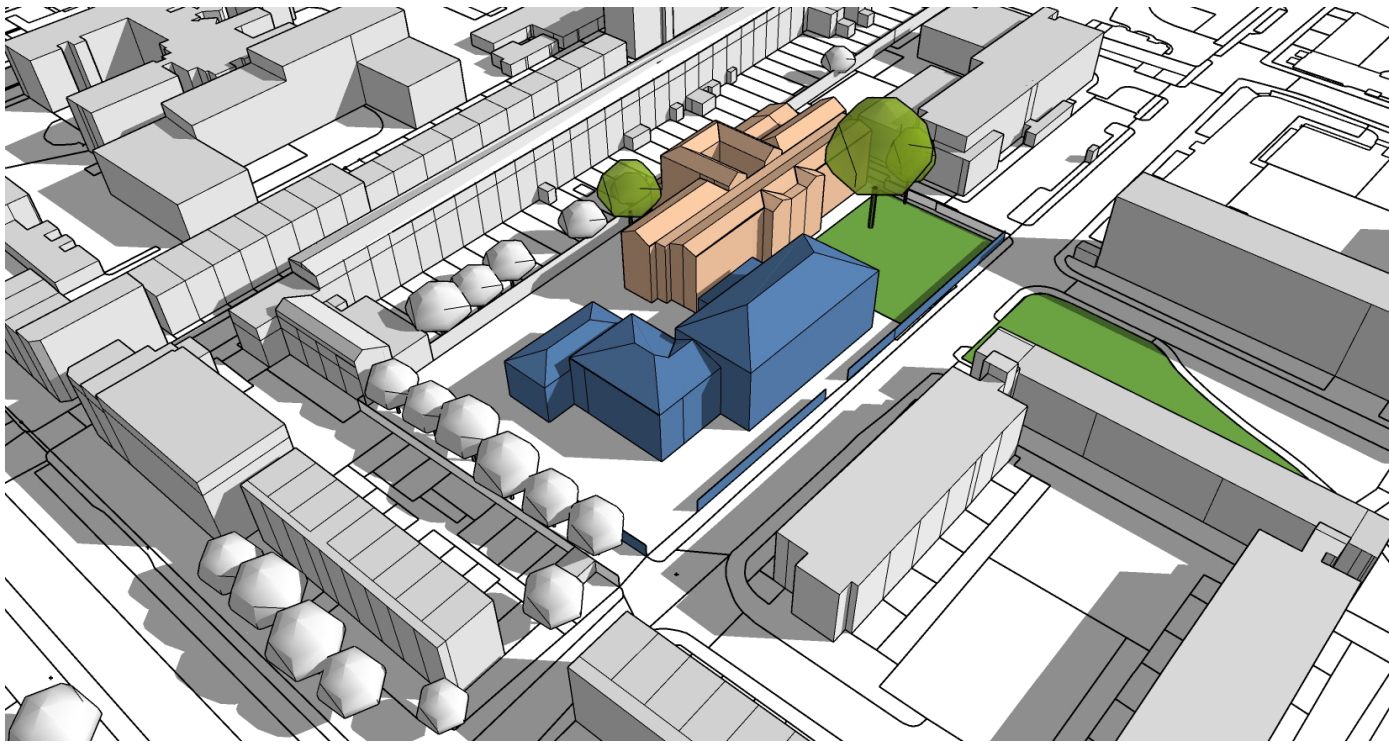
The south-western section of the site has been allocated within the LBTH Local Plan as "Publicly Accessible Open Space".



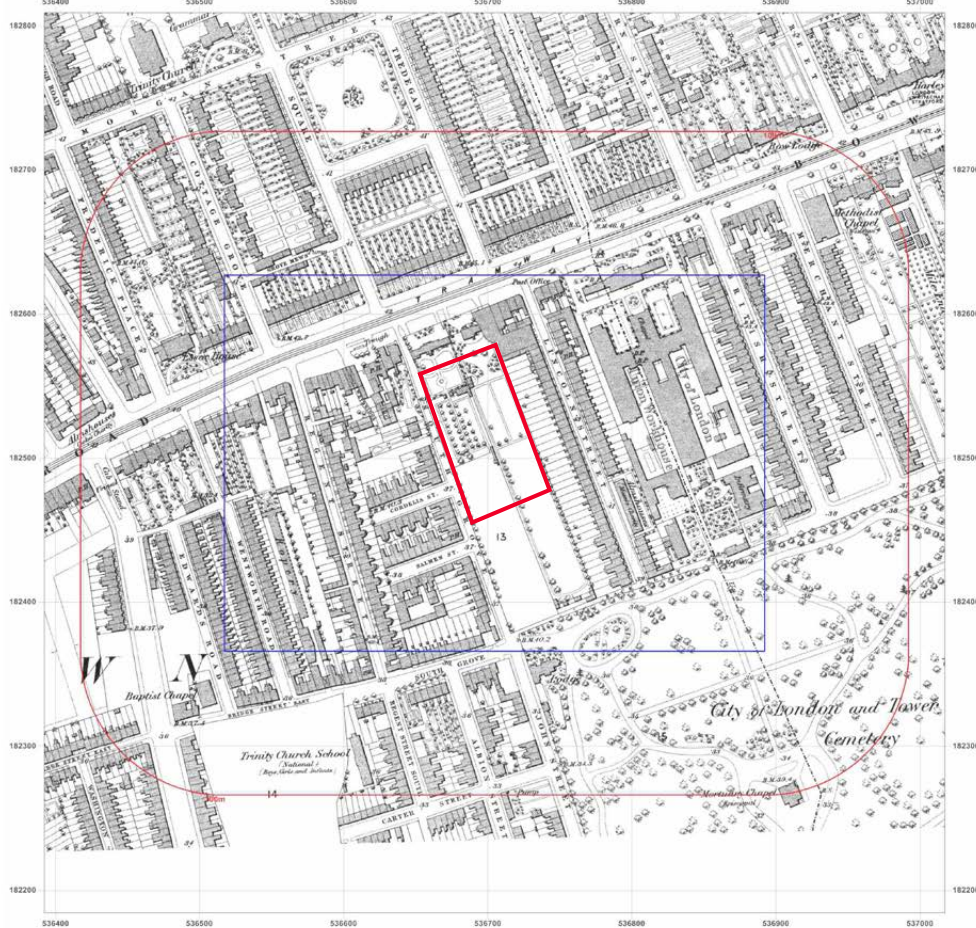
Site Analysis
Existing Massing - Aerial view from South West



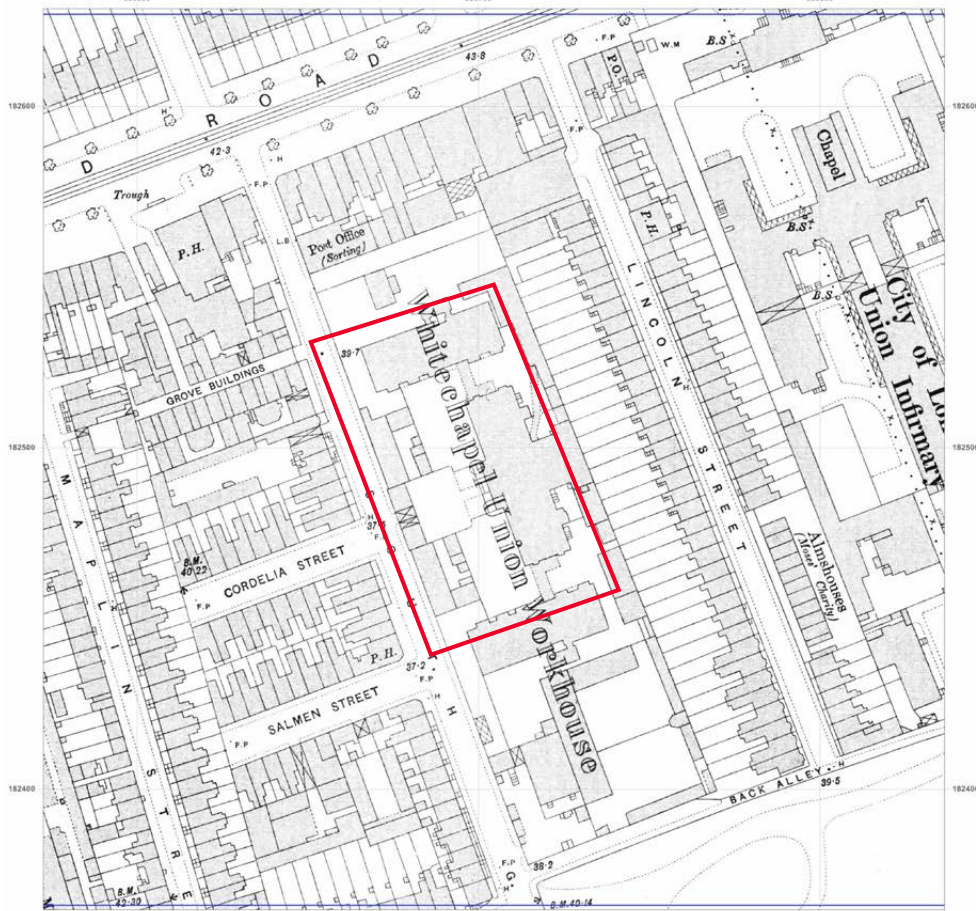
Existing Massing - Aerial view from East



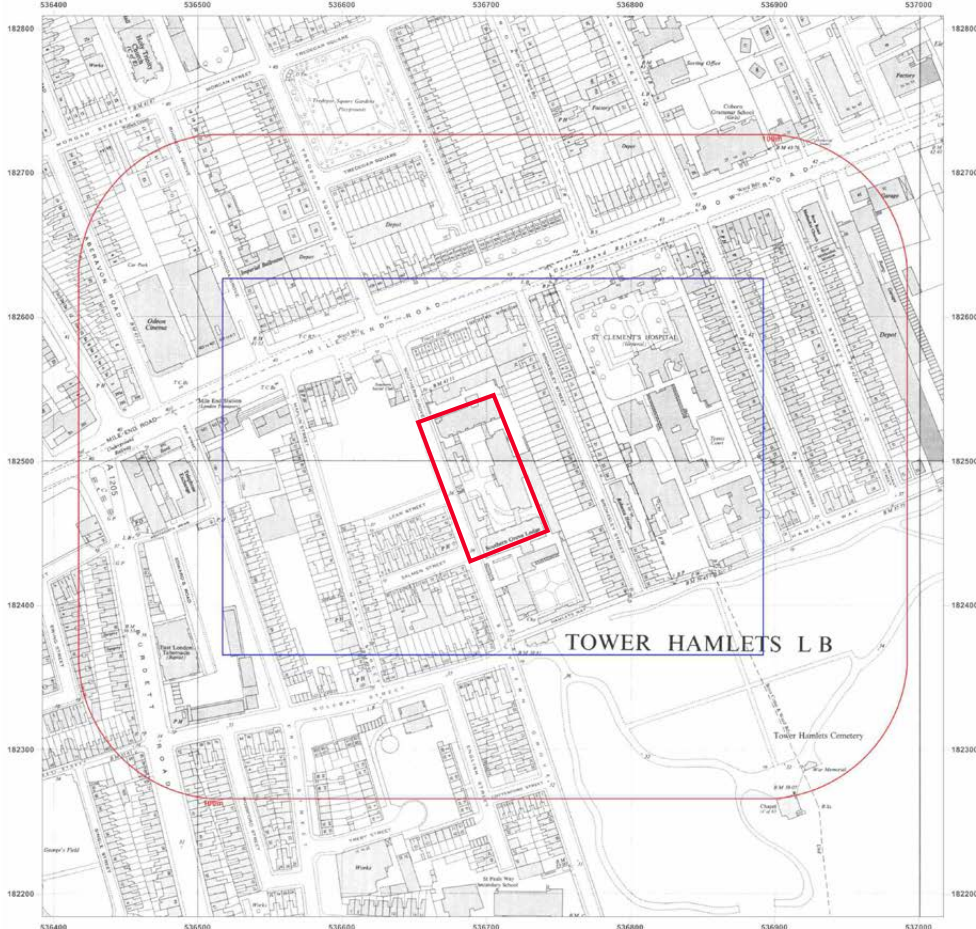
Existing Massing - Aerial view from North West



Site shown prior to workhouse construction in 1871



Map dated 1896- main workhouse built, together with receiving wards (west) and pavilion blocks (north & south of workhouse)



Map dated 1967- main workhouse and pavilion blocks intact; addition of building to north boundary



Map dated 1972-75- Southern pavilion block and receiving wards (west) demolished; Wilfred Reeve Centre and Charles Key House built to south.



Map dated 1977-82- Northern pavilion block demolished; John Orwell Day Centre (now Veolia offices) built

60 Southern Grove

Existing Buildings

Central to the approach taken by the current project is the principle of protection and enhancement of the Southern Grove Lodge Workhouse as a local heritage asset.

The 1980's Veolia office building currently dominates the site, with its scale and location detracting significantly from the Victorian workhouse. The office building's western wing creates an uncomfortable relationship with the northern half of the Workhouse, both in its tight proximity and overbearing scale. A connecting link further erodes the original character of the Workhouse.

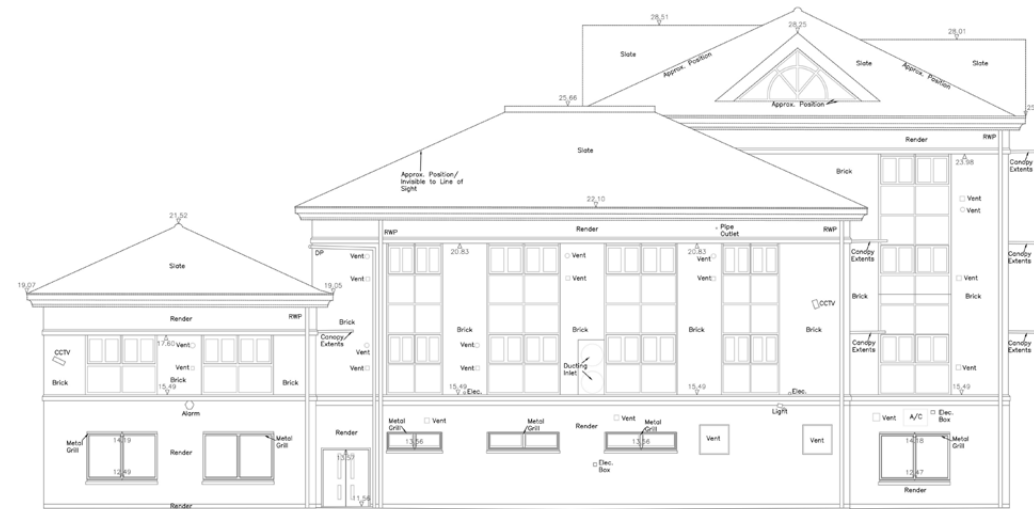
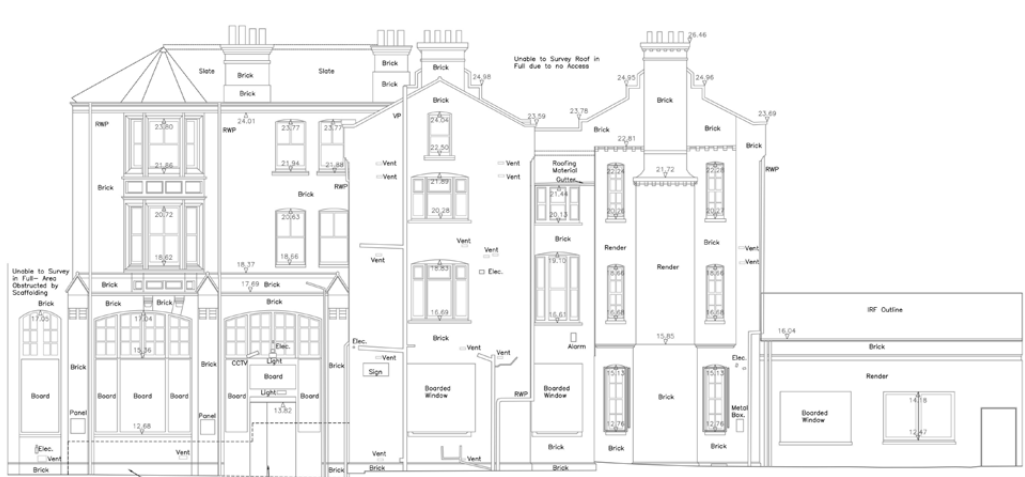
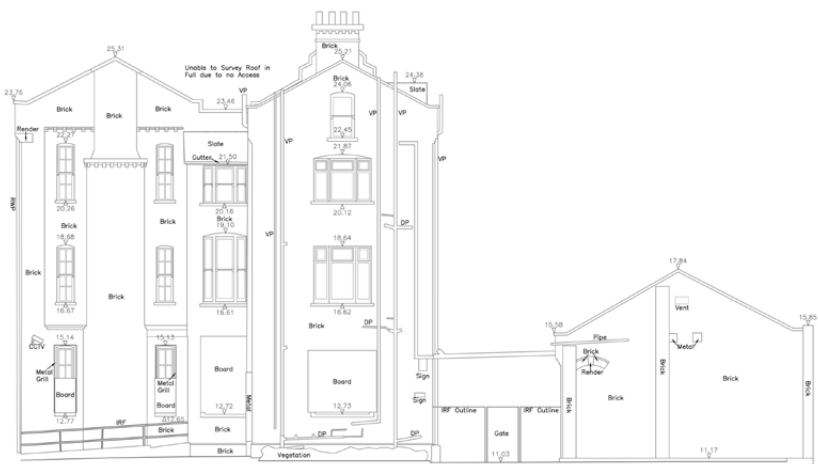
The interior layout of the workhouse is largely intact with rooms off a central corridor at each floor and a large ground floor hall to the rear, originally serving as the building's dining hall, with a kitchen wing annexed to the south.



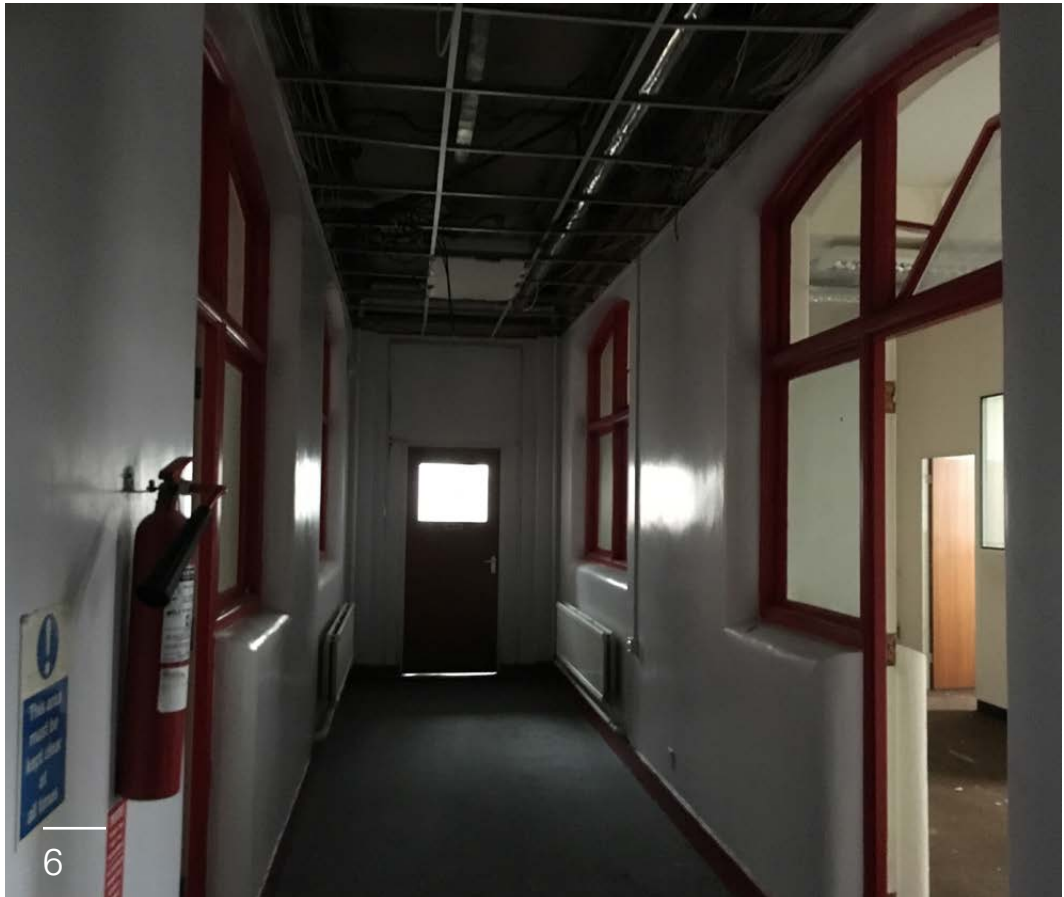
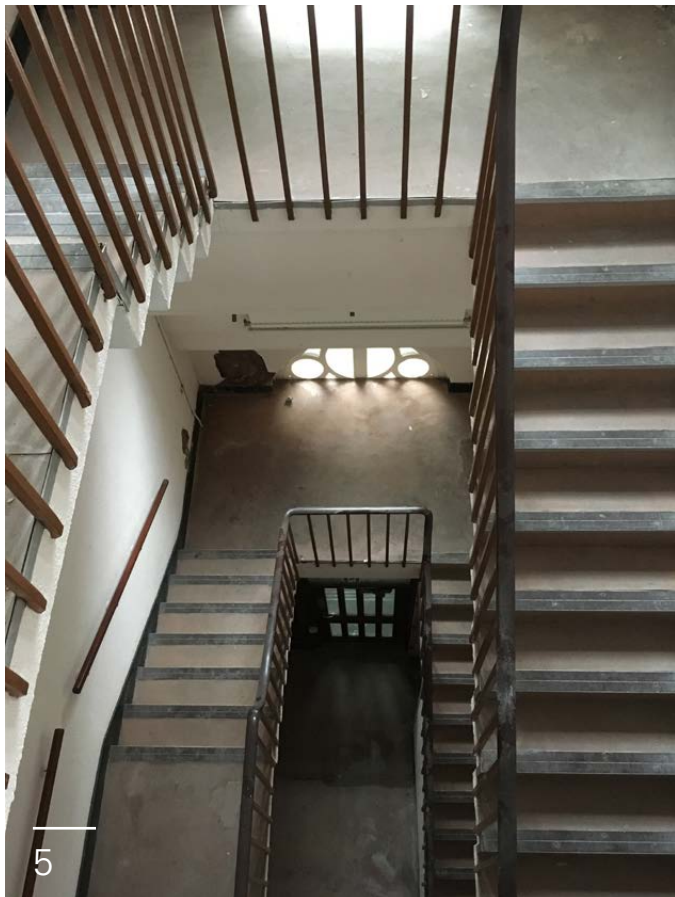
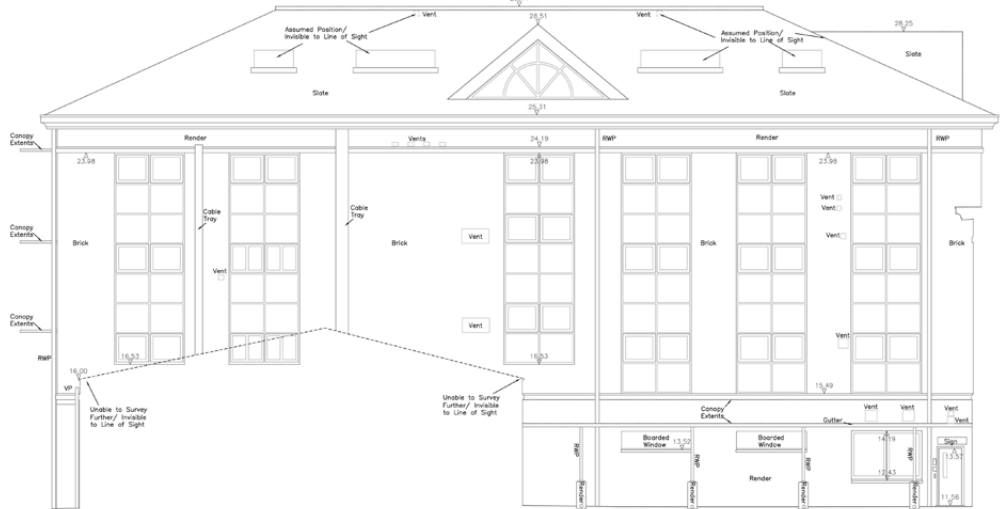
Southern Grove Lodge Workhouse - Historical



Southern Grove Lodge Workhouse - Elevations



Veolia Office Block - Elevations



- 1 Southern Grove Lodge Frontage
- 2 Veolia Office Block from Southern Grove
- 3 Southern Grove Lodge Workhouse
- 4 View from central corridor towards main stair

- 5 Main staircase with building entrance at base
- 6 Typical corridor
- 7 The original workhouse dining hall
- 8 The workhouse kitchen

- 9 View of the dining hall roof-light from surrounding light-well
- 10 Trees in front of the Workhouse

60 Southern Grove Proposed Development

The proposed development comprises of 36 private rent residential apartments within the retained and enhanced workhouse and 47 affordable apartments within the new-build element. In total 83 residential dwellings are proposed. 71% of the affordable dwellings are proposed as social rent and 29% as Intermediate tenure.

Five wheelchair user dwellings are located within the proposed new building as 10% of the 47 proposed affordable dwellings to meet policy requirement. These are accompanied by five blue badge parking bays directly to the south of the new building.

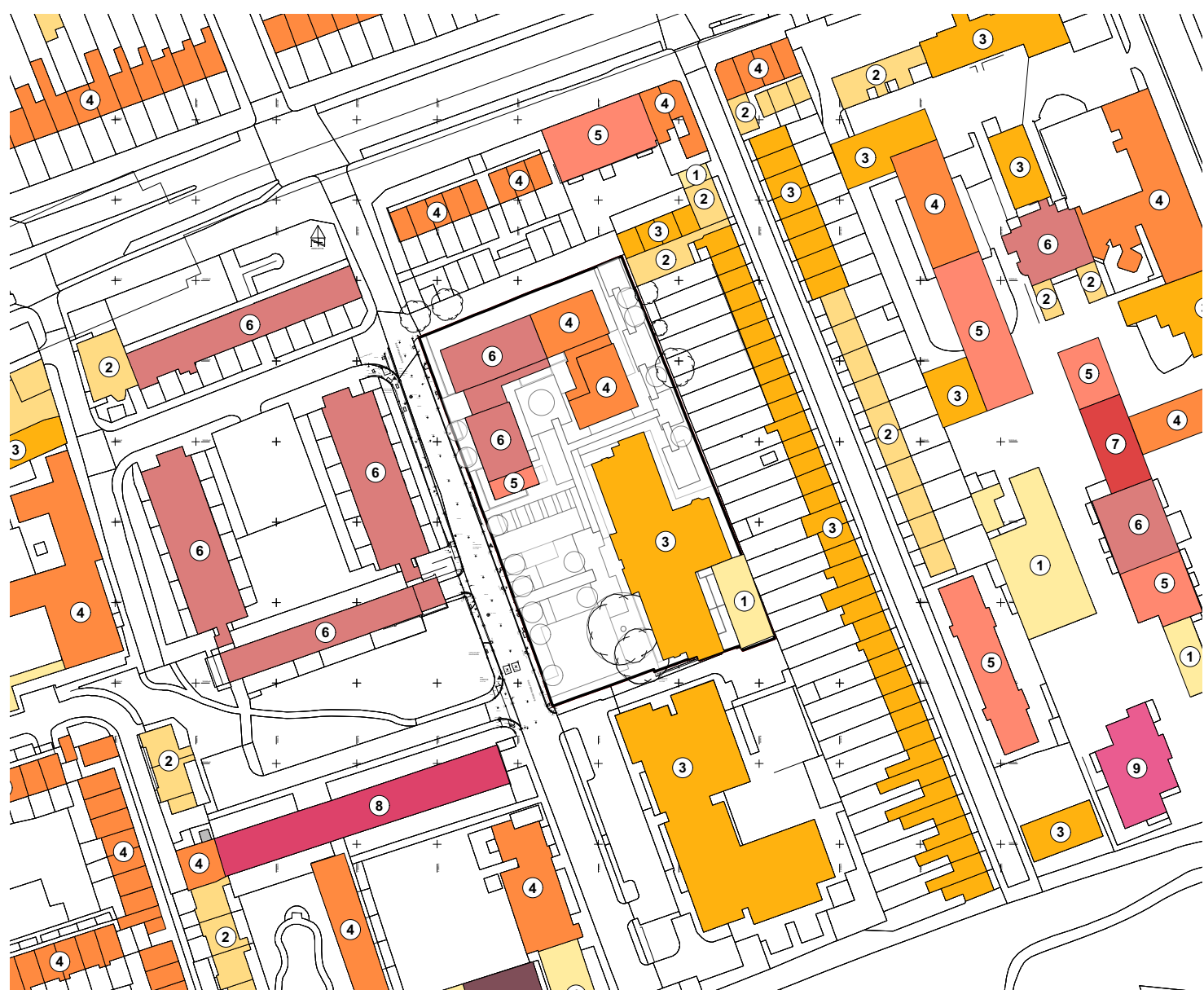
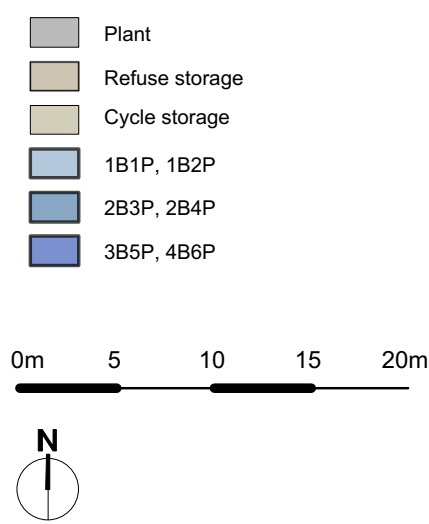
The north-eastern corner of the site contains a four-storey wing, informed by the height of the surrounding context and the adjacent workhouse. The building then rises to six storeys along Southern Grove, reflecting the higher scale of existing and consented buildings to the west of the site. The top floor is set back in order to reduce the overall massing within the streetscape.

A courtyard is created to continue landscaping into centre of the new building and to enable dual aspect dwellings.



A - Basement Level
B - Mezzanine Level
Workhouse - Plan Extracts

Ground Floor Plan



Building Height Plan (including consented additional storeys to Mile End East Estate to west of site)



First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan

60 Southern Grove

Proposed Development



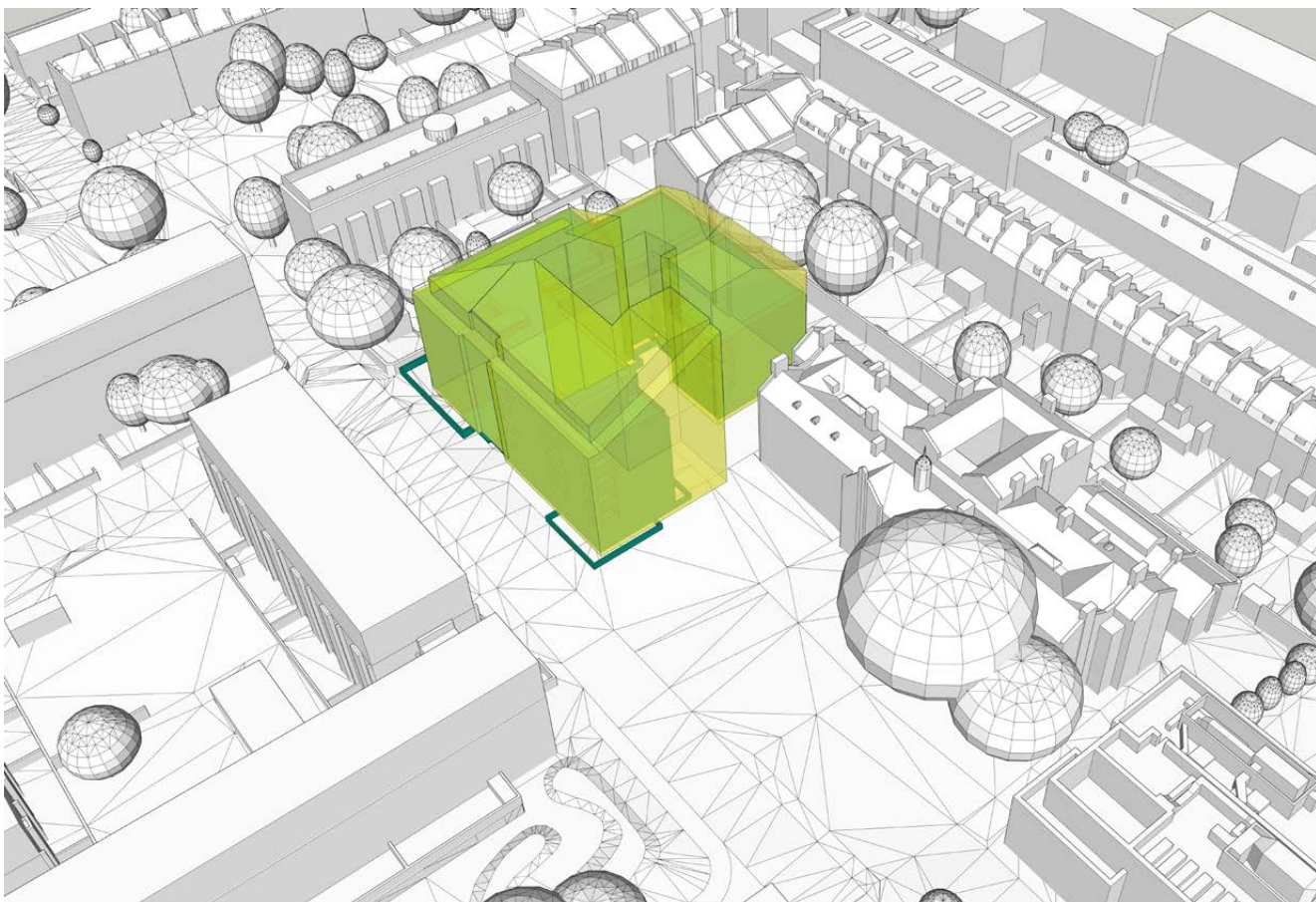
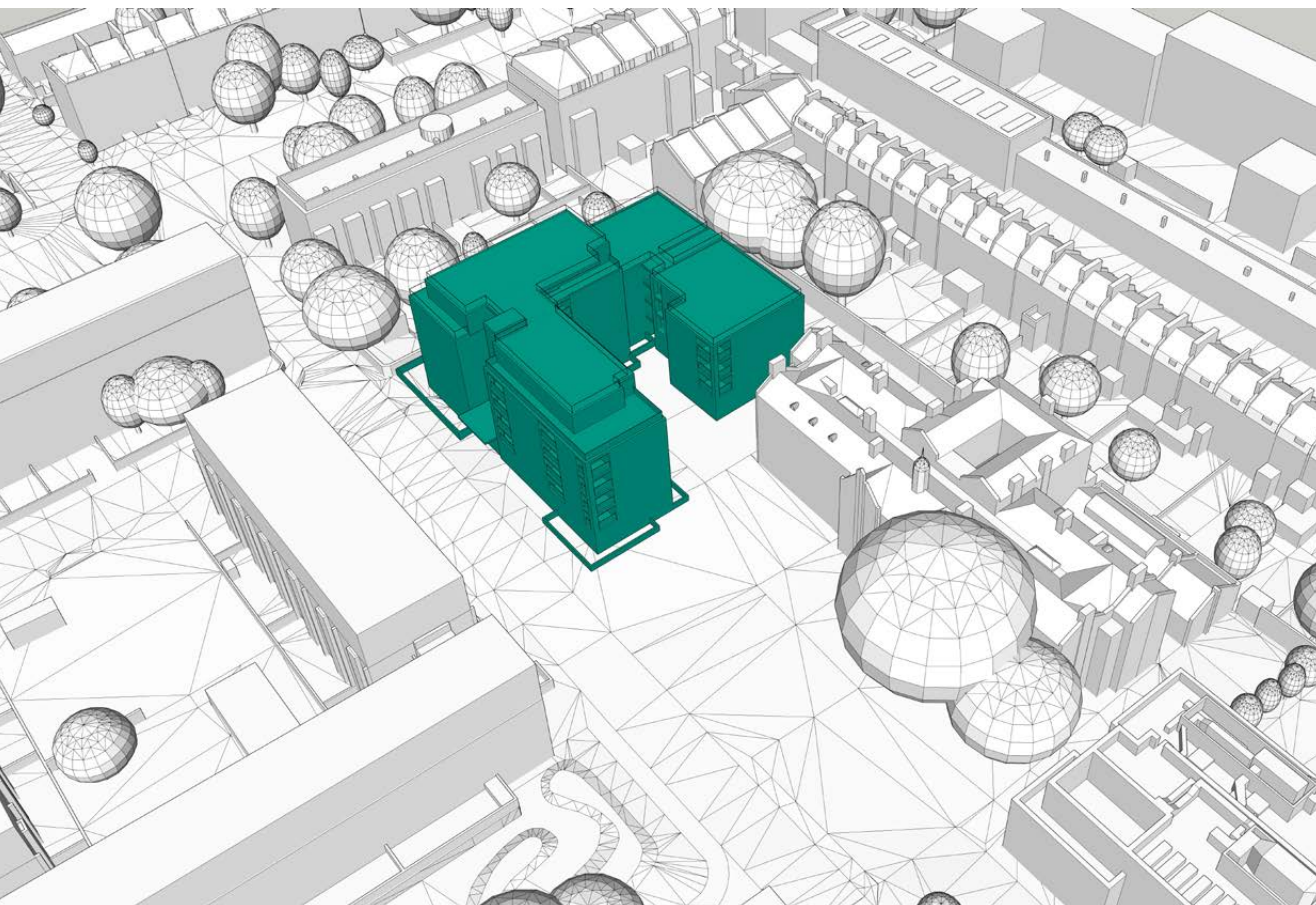
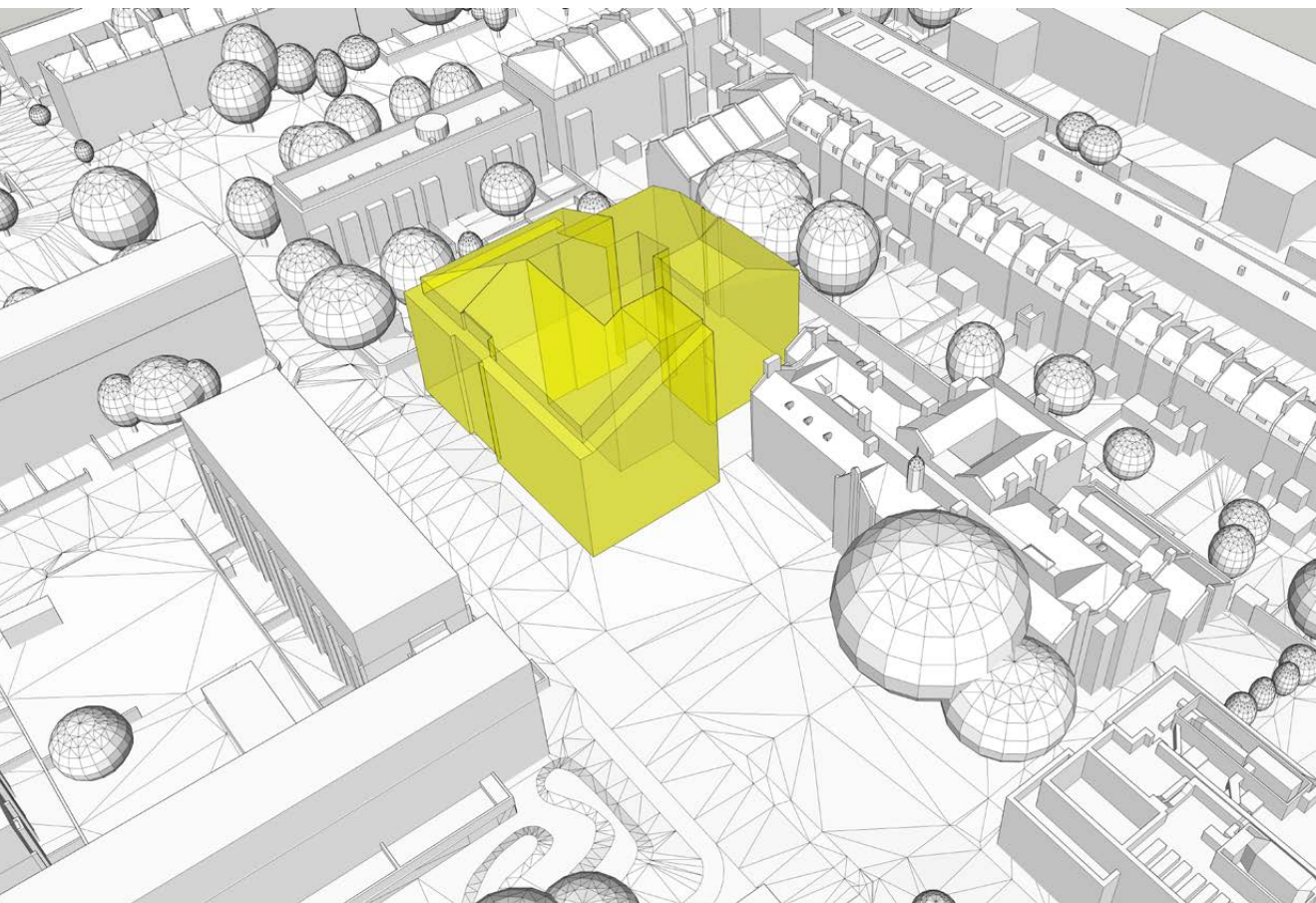
Proposed Aerial View from South West



Proposed Street View from South West



Proposed Street View from South West



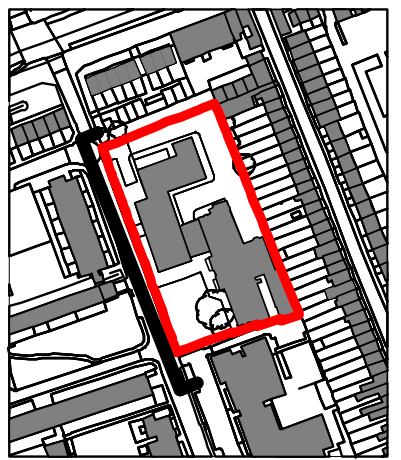
These three diagrams illustrate that the proposed building form and scale (blue, middle) fits within an envelope (yellow, left) produced by daylight consultant Avison Young to reflect the results of their daylight and sunlight analysis of surrounding properties.

60 Southern Grove

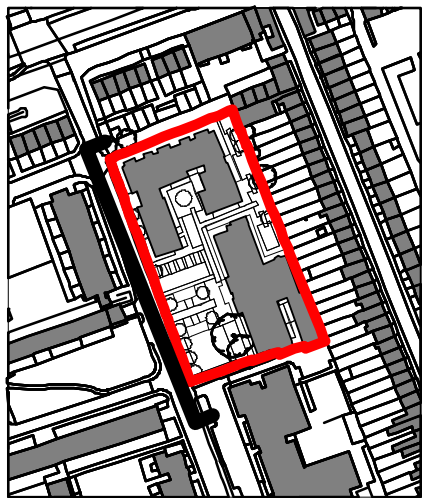
Proposed Development



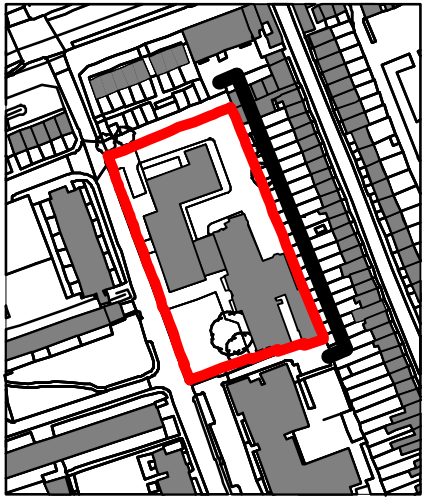
Existing West Elevation



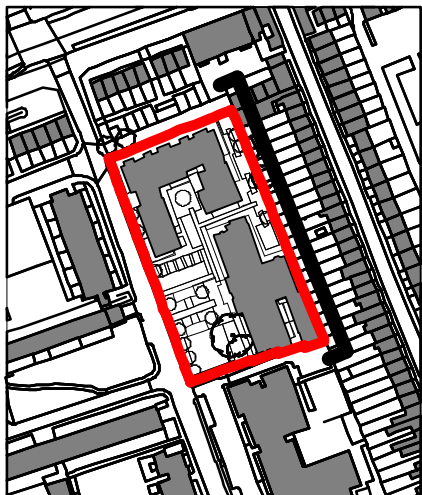
Proposed West Elevation



Existing East Elevation



Proposed East Elevation



60 Southern Grove

Character and Appearance

The Victorian workhouse is characterised by a strong grid made up of window and door openings, inset brick bays, brick detailing and variation in brick colour. The main elevation, as with the overall plan, is symmetrical, albeit that an area of ground floor to the left hand side is currently obscured by the connection with the office building. It is proposed that, following the demolition of the office building, this area will be fully restored to match window configuration and detailing of adjacent bays.

It is proposed that the new building elevations will echo the regular configuration of openings and carefully derive influence from existing brick bays, details and brick types and colours.

The site sits partly within the Tower Hamlets Cemetery Conservation Area. The character and appearance of the new building and overall proposals will be both sensitive and sympathetic to this context and will strive to enhance both the workhouse as a heritage asset and the site's surroundings as a whole.

With reference to the elevation board, another material is being considered to define the building entrance, circulation cores and the set-back top storey. The choice of material and colour will be carefully considered to complement the main facades of the proposed building together with the existing workhouse.



West Elevation of Workhouse



Main street facade divided into smaller blocks with emphasis communal entrance

North East Corner Elevation



Inset bays of brickwork providing vertical emphasis and echoing character of existing workhouse



Communal circulation highlighted by change in material

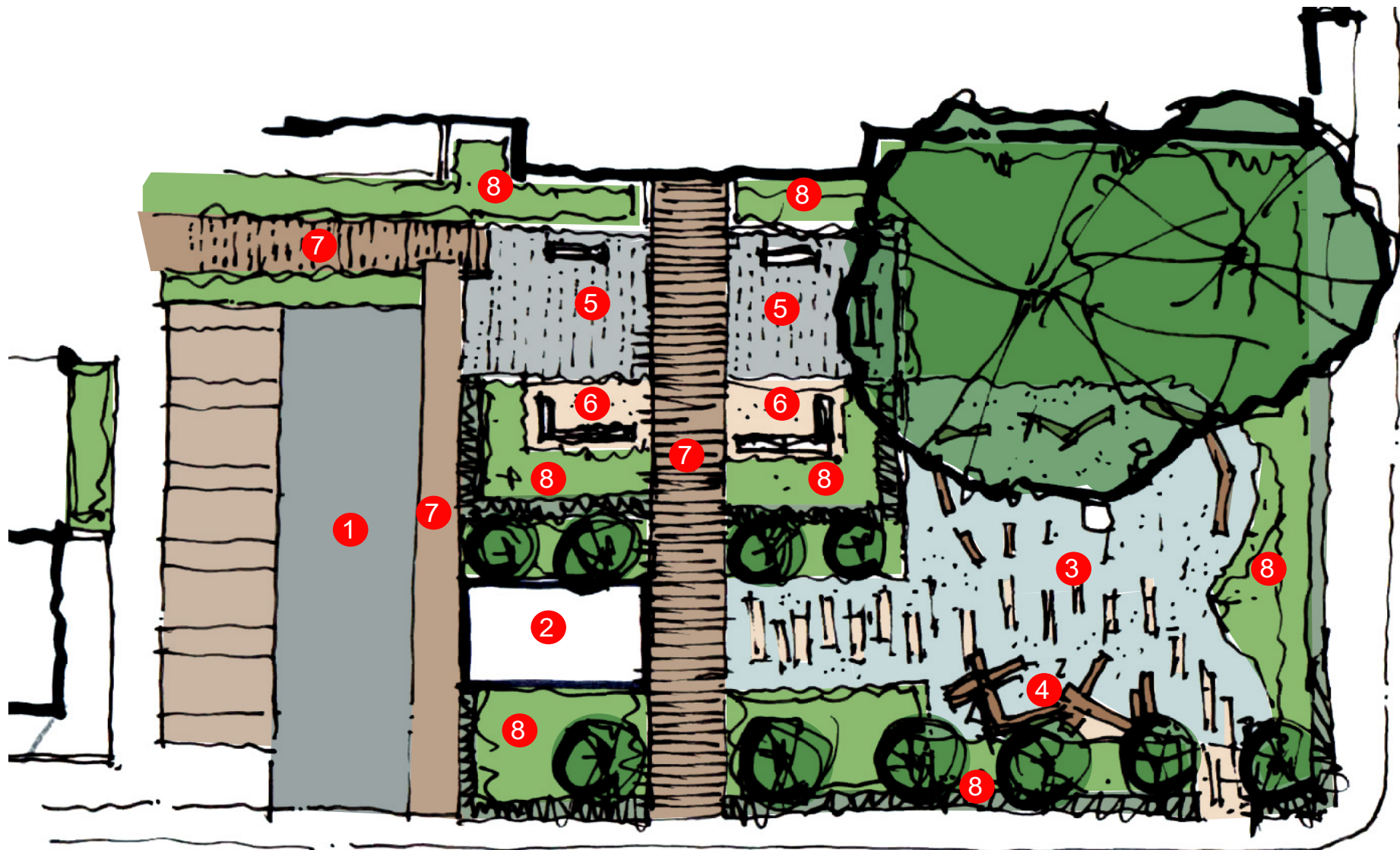


Complementary change in material to set-back top storey

60 Southern Grove Landscape

The proposed landscape strategy forms the basis of a coherent site-wide approach to external space, with a focus on:

- strengthened demarcation of boundaries;
- clear points of site entry;
- well defined pedestrian routes;
- segregation of pedestrian and vehicular movement;
- key points of interest and character; and,
- strong connection between the large open area in front of the workhouse and the courtyards created by the proposed new building.



Sketch proposal for area in front of workhouse



Diagram illustrating spatial strategy of proposed landscape

- Key
- 1 Parking court
 - 2 Bin store
 - 3 Natural play space - with timber seating/ balance elements, stepping stones and play boulders
 - 4 Terraced seating area as informal gathering space for older children
 - 5 Arrival space and entrance area to former workhouse building
 - 6 Courtyard spaces with seating
 - 7 Connecting path network
 - 8 Planting to soften routes, maintain privacy and strengthen boundary

ubu
design



Planting used to define private patio areas



Planting to provide privacy adjacent to building



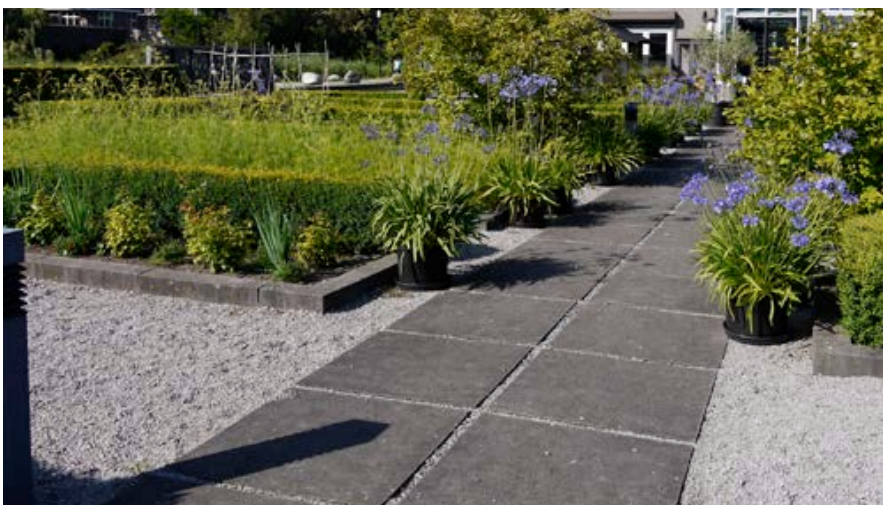
Planting used to create varied structure and interest through form, texture and colour



Existing tree to be retained note will require careful treatment within RPA



Timber arch to define walkway to with climbing plants



Use of paving to provide strongly defined routes



Varied paving palette used to define different uses



Example of simple courtyard space using range of materials



Timber elements provide stepping stones/balance elements



Boulders to provide informal climbing and seating elements



Felled trees used to from informal play features



Example of intimate courtyard garden space



Use of material inlays to reinforce routes



Timber seating platformstack provide flexible seating/gathering space



Timber seating/climbing cubes with carvings, planting used to create gathering space

Landscape precedent images

60 Southern Grove

First Public Consultation

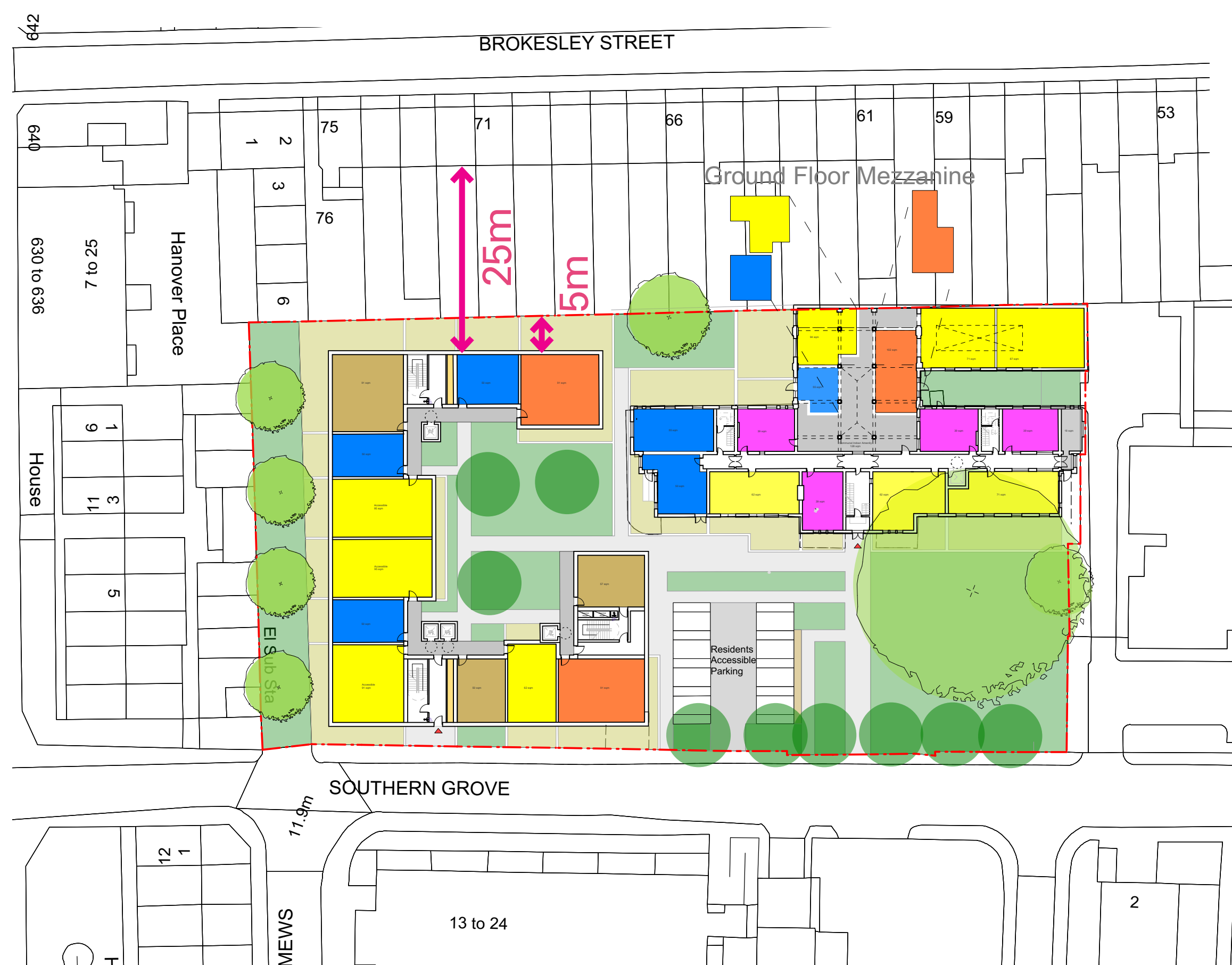
Two public consultation events took place on 18 and 20 July 2019, held on site within the Veolia office building. 24 members of the public attended.

The main themes raised through the two events were:

- Support for the delivery of new council homes;
- Support for genuinely affordable rent levels;
- Support for the restoration and sensitive conversion of the workhouse;
- Concern with regards to the proximity of the rear of the new build block to rear garden areas in Brokesley Street, potential overlooking, loss of sunlight/daylight;
- Concern about the removal of the rear boundary wall not being retained; could it be repaired and maintained?;
- Preference for the scheme to be no higher than 6 storeys;
- Need for the provision of adequate outdoor amenity space;
- Concern about impact of parking on adjoining streets;
- Need for construction work, deliveries etc. to be carefully thought through; and,
- Preference for medium-sized trees to be planted along the rear boundary; existing trees (rear of the school) are causing damage/movement to the wall.

The two site plans below illustrate the change made to the proximity of the proposed new building to the rear of the Brokesley Street properties. As noted above, this proximity was an area of concern to some attendees and their feedback has led directly to this revision to the scheme.

In addition to the increase in separation distance between the buildings, projecting balconies on the east elevation of the new block have been omitted.



Site plan exhibited at first public consultation



Current proposed site plan